



OWNERS DEDICATION										
NOW, THEREFORE, KNOW ALL	. MEN BY THESE PRESENTS:									

THAT LUXURY STORAGE CONDOMINIUMS, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LUXURY STORAGE CONDOMINIUMS, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN. THE CITY OF DENTON SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF DENTON SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE. THE OWNER OF THE LOT SHOWN ON THIS PLAT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF OPEN SPACES, COMMON AREAS AND FACILITIES AS OUTLINED IN THE DECLARATION OF CONDOMINIUM REGIME RECORDED BY SEPARATE INSTRUMENT.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DENTON, TEXAS.

WITNESS MY HAND AT DENTON COUNTY, TEXAS, THIS DAY OF , OF 2025.

SCOTT BROWN OWNER/DEVELOPER: LUXURY STORAGE CONDOMINIUMS, LLC

STATE OF TEXAS COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED , KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

_ DAY OF _____, OF 2025. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, MUZAFFAR M. DOLAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY DENTON, TEXAS.

MUZAFFAR M. DOLAN, R.P.L.S. **TEXAS REGISTRATION No. 7100** FIRM REGISTRATION No. 10194550 EMAIL: MUSTAFA.DOLAN@COLLIERSENG.COM

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MUZAFFAR M. DOLAN, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

DAY OF 2025. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLAT NOTES

1.) The purpose of this plat is to create one lot, being Lot I, Block A of Luxury Storage Condominiums and to establish and dedicate certain easements.

2.) Elevations used for delineating contour lines are based upon NAVD 1988 datum.

3.) The bearings and grid coordinates shown on this plat are based on the north line of the Revised Conveyance Plat of Lots CV4 & CV8, Block A of Hickory Creek Center Addition recorded in Doc. No. 2016-156 of the O.P.R.D.C.TX.

4.) This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by , G.F. No. FTDAL-34-9000342400366-CK, effective date October 27, 2024. The surveyor has not abstracted the above property.

5.) This plat lies wholly within the City Limits of Denton and Denton County.

6.) Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.

7.) Approval of this plat will expire two years from City approval if not recorded in the Real Property Records of the County of Denton.

8.) All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.

requirements for motorists.

10.) No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under, or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions: a) The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.

II.) Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.

12.) Encroachment of private improvements into public easements shall not be permitted.

13.) A tree survey and preservation plan will be required to proceed with building permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.5. must be met prior to the release of any permits.

14.) Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.

15.) Wastewater utility service will be provided by City of Denton.

18.) Water utility service will be provided by the City of Denton.

19.) All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.

20.) Flood Statement: I have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 48121 effective date 6-19-2020 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 0388 of said map.

21.) Vertical datum used for the minimum finished floor elevations is NAVD 1988 and is the same as the datum used to establish 100-year base flood elevations.

22.) The Minimum Finish Floor (Slab) Elevation shall be 595.00 feet, one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher. Natural ground contours indicated are prior to development of the tract.

25.) This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The 24' Fire Lane, Public Access, Utility & Drainage; Water; Public Utility; Access and Maintenance; and Storm Drain Easements within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the 24' Fire Lane, Public Access, Utility & Drainage; Water; Public Utility; Access and Maintenance; and Storm Drain Easements. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the 24' Fire Lane, Public Access, Utility & Drainage; Water; Public Utility; Access and Maintenance; and Storm Drain Easements, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the 24' Fire Lane, Public Access, Utility & Drainage; Water; Public Utility; Access and Maintenance; and Storm Drain Easements is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.26.) This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.

27.) As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.

28.) The owner of the lot shown on this plat shall be responsible for all maintenance of open spaces, common areas and facilities as outlined in the declaration of condominium regime recorded by separate instrument.

33.) Important Notice: The City of Denton has adopted the National Electrical Safety Code (The "Code"). The Code generally prohibits structures with 17.5 feet on either side of the center line of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances, the code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the Building Official with specific questions.

41.) 24' fire lane, public access, utility & drainage easement (detail no. 1) shall provide access to police, fire, emergency vehicles, utility operations and maintenance, and other municipal personnel as needed.

44.) All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

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, 2025.

9.) All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance

c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NO. 48121C0388H, DATED JUNE 19, 2020 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP THIS PROPERTY IS WITHIN FLOOD ZONE "X", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR

LEGAL DESCRIPTION

LOT I, BLOCK A LUXURY STORAGE CONDOMINIUMS 9.405 ACRES (409,682 SQ. FT.)

DESCRIPTION OF A CERTAIN 9.405 ACRES TRACT OF LAND SITUATED IN THE S.A. VENTERS SURVEY, ABSTRACT NO. 1315. BEING OUT OF A CALLED LOT CV4, BLOCK A OF THE HICKORY CREEK CENTER ADDITION, A SUBDIVISION PLAT AS RECORDED UNDER DOCUMENT NO. 2016-156 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (P.R.D.C.TX), SAME BEING OUT OF AND PART OF A CALLED 10.435 ACRES TRACT, CONVEYED TO LUXURY STORAGE CONDOMINIUMS, LLC, AS RECORDED IN DOCUMENT NO. (DOC. NO.) 126319 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXA (O.P.R.D.C.TX), SAID 9.405 ACRES PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET ON THE SOUTHERLY LINE OF HICKORY CREEK ROAD (F.M. 2181, VARIABLE WIDTH R.O.W.), BEING THE NORTHWEST CORNER OF 0.0941 ACRE RIGHT-OF-WAY (R.O.W.) DEDICATION, AS RECORDED UNDER DOC. NO. 2025-173 OF THE O.P.R.D.C.T. ON THE EAST LINE OF LOT I, BLOCK A OF MERDITH ADDITION, AS RECORDED UNDER CAB. T, PAGE 50 AND VOLUME 4647, PAGE 3452 OF THE O.P.R.D.C.T., HAVING A GRID COORDINATES OF NORTHING 7,103,014.88, EASTING 2,394,423.91;

THENCE: SOUTH 03°10'22" WEST, ALONG THE EASTERLY LINE OF LOT I, BLOCK A MERDITH ADDITION WEST LINE OF R.O.W. DEDICATION, A DISTANCE OF 17.53 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, HAVING A GRID COORDINATES OF NORTHING 7,102,997.38, EASTING 2,394,422.94;

THENCE: NORTH 89°51'30" EAST, ALONG THE SOUTHERLY LINE OF R.O.W. DEDICATION, A DISTANCE OF 234.66 FEET TO A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET MARKING THE NORTHWEST CORNER OF THE LOT 2, BLOCK B OF SAID HICKORY CREEK CENTER ADDITION;

THENCE: SOUTH 00°08'30" EAST, WITH THE COMMON LINE, A DISTANCE OF 221.32 FEET TO A 5/8 INCH IRON RO WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET;

THENCE: NORTH 89°51'30" EAST, WITH THE COMMON LINE, A DISTANCE OF 167.44 FEET TO A MAGNAIL WITH WASHER STAMPED "COLLIERS PROP CORNER" SET;

THENCE: NORTH 00°06'59" WEST, WITH THE COMMON LINE OF SAID LOT 2, BLOCK B, A DISTANCE OF 11.53 FEET TO A MAGNAIL WITH WASHER STAMPED "COLLIERS PROP CORNER" SET ON THE NORTH CORNER OF A CALLED FIRE LANE, PUBLIC ACCESS, UTILITY & DRAINAGE EASEMENT AS RECORDED UNDER DOC. NO. 2016-91801;

THENCE: THROUGH AND ACROSS THE ABOVE REFERENCED SAID 9.405 ACRES TRACT, THE FOLLOWING COURSES AN DISTANCES:

SOUTH 88°34'55" WEST, A DISTANCE OF 36.77 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE: SOUTH 01°12'25" EAST, A DISTANCE OF 245.17 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF A CALLED BLOCK A OF WINDHAVEN SUBDIVISION, AS RECORDED UNDER DOC. NO. 2014-155 OF THE P.R.D.C.T. AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 89°55'15" WEST, WITH THE NORTH LINE OF SAID BLOCK A OF WINDHAVEN SUBDIVISION, A DISTANCE OF 359.46 FEET TO A POINT FOR THE EAST CORNER OF A CALLED LOT I, BLOCK A OF MEREDITH ADDITION AS RECORDED UNDER CAB. T, PAGE 50 OF THE P.R.D.C.TX. AND THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET FOR / REFERENCE, BEARS: S 89°55'15" W, A DISTANCE OF 5.22 FEET;

THENCE: NORTH 00°04'23" WEST, WITH THE EAST LINE OF LOT I, BLOCK A OF MEREDITH ADDITION, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 46°48'04" WEST, WITH THE EASTERLY LINE OF LOT I, BLOCK A OF MEREDITH ADDITION, A DISTANCE OF 392.83 FEET TO A IRON ROD IN CONCRETE FOUND ON THE EASTERLY LINE OF SAID LOT I, BLOCK A OF MEREDITH ADDITION AND THE NORTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 03°10'22" EAST, WITH THE EASTERLY LINE OF LOT I, BLOCK A OF MEREDITH ADDITION, A DISTANCE OF 514.21 FEET TO THE POINT OF BEGINNING, CONTAINING 9.405 ACRES (409,682 SQ. FT.) OF LAND.

ADDITIONAL NOTES

- THE COORDINATES LISTED HEREIN ARE EXPRESSED AS GRID COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83), AND CAN BE CONVERTED TO SURFACE COORDINATES BY APPLYING A COMBINED SCALE FACTOR (CSF) OF 0.9998540964765.
- B. ALL DISTANCES SHOWN ARE GROUND SURFACE DISTANCES.
- C. THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

ZONING COMMISSION APPROVAL – FINAL PLAT

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this Final Plat and subdivision of LUXURY STORAGE CONDOMINIUMS in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this day of

CHAIR, PLANNING & ZONING COMMISSION

CITY SECRETARY

NORTH 89°52'51" EAST, A DISTANCE OF 150.00 FEET TO AN "X" CUT IN CONCRETE FOUND;

NORTH 89°53'01" EAST, A DISTANCE OF 63.00 FEET TO AN "X" CUT IN CONCRETE FOUND;

SOUTH 00°06'59" EAST, A DISTANCE OF 50.20 FEET TO A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET:

NORTH 89°53'01" EAST, A DISTANCE OF 256.57 FEET TO A 5/8 INCH IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER" SET:

SOUTH 01°25'05" EAST, A DISTANCE OF 72.17 FEET TO A 5/8 INCH IRON ROD FOUND;

SOUTH 88°34'55" WEST, A DISTANCE OF 230.60 FEET TO A MAGNAIL WITH SHINER FOUND;

SOUTH 01°25'05" EAST, A DISTANCE OF 219.98 FEET TO A MAGNAIL WITH SHINER FOUND;

DEVELOPER: LUXURY STORAGE CONDOMINIUMS, LLC 1400 DALLAS DRIVE **DENTON, TX 76205**

> **ENGINEER:** MICHAEL DOGGET, P. E. ANIMAS ENGINEERING TEL: 214.803.1099 FIRM: TX F-26500

SURVEYOR: COLLIERS ENGINEERING AND DESIGN 2011 E KIRKWOOD BLVD SOUTHLAKE, TEXAS TEL: 214.613.1204 FIRM REGISTRATION No. 10194550

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	PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXAMPLE PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE											
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Α Α		FORT WORTH 2011 KIRKWOOD BLVD Suite 120 SOUTHLAKE, TX 76092 Phone: 214.613.1204 Colliers Engineering & Design Colliers Engineering & Design										
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